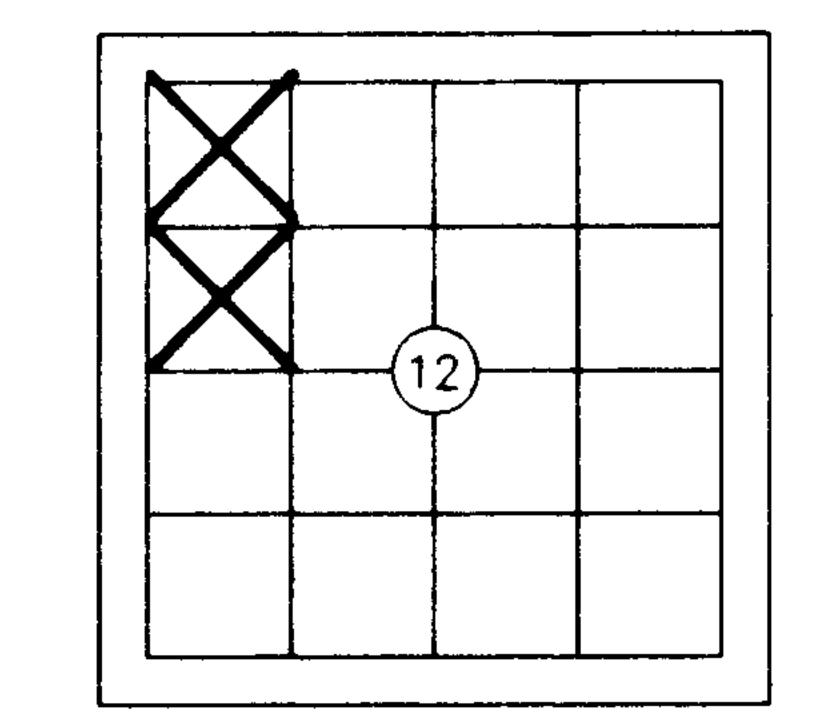
# EAGLE CREEK PLACE

A PLANNED AREA DEVELOPMENT CITY OF ARLINGTON FILE NO. MJ-02-012 FP SEC. 12, TWN. 31 N., RGE 5 E., W.M.



ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, WHICH BEARS N 4" 00' 19"-E" A DISTANCE OF 1263.77 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 12: THENCE N 87° 41' 27" E ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 775.49 TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 109, RECORDS OF SNOHOMISH COUNTY, WASHINGTON AND THE TRUE POINT OF BEGINNING; THENCE N 5° ---48' 58" E ALONG THE EAST LINE OF SAID PLAT AND IT'S NORTHERLY EXTENSTON A DISTANCE OF 641.31 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST\_\_\_-QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE N 87' 12' 01" I ALONG SAID LINE A DISTANCE OF 518.26 FEET TO THE WEST LINE OF KUNZE ACREAGE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 43, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE S 4° 13' 55" W ALONG SAID LINE A DISTANCE OF 588.59 FEET; THENCE S 89° 55' 56" W A DISTANCE OF 1.03 FEET: THENCE S 4" 11' 21" W A DISTANCE OF 54.94 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE S 87 41' 27" W ALONG SAID LINE A DISTANCE OF 262.37 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SURVEY RECORDED IN VOLUME 33 OF SURVEYS, PAGE 135, UNDER AUDITOR'S FILE NO. 901175003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE S 35" 27' 33" W A DISTANCE OF 28.34 FEET; THENCE S 89" 51' 28" W A DISTANCE OF 44.40 FEET; THENCE N 59° 35' 02" W A DISTANCE OF 88.92 FEET; THENCE S 66° 55' 03" W A DISTANCE OF 50.26 FEET; THENCE S 37" 03' 19" W A DISTANCE OF 12.32 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE S 87° 41' 27" W ALONG SAID LINE A DISTANCE OF 80.87 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

2002, THE CITY COUNCIL FINDS IN ADDITION THAT THE PLAT OF EAGLE CREEK PLACE IS IN CONFORMANCE WITH THE APPLICABLE ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

2002, AS TO THE ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY AND AS TO THE DESIGN OF SEWAGE AND WATER SYSTEMS AND OTHER STRUCTURES AND AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAYS. NOTE - THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS SURVEY.

CITY OF ARLINGTON

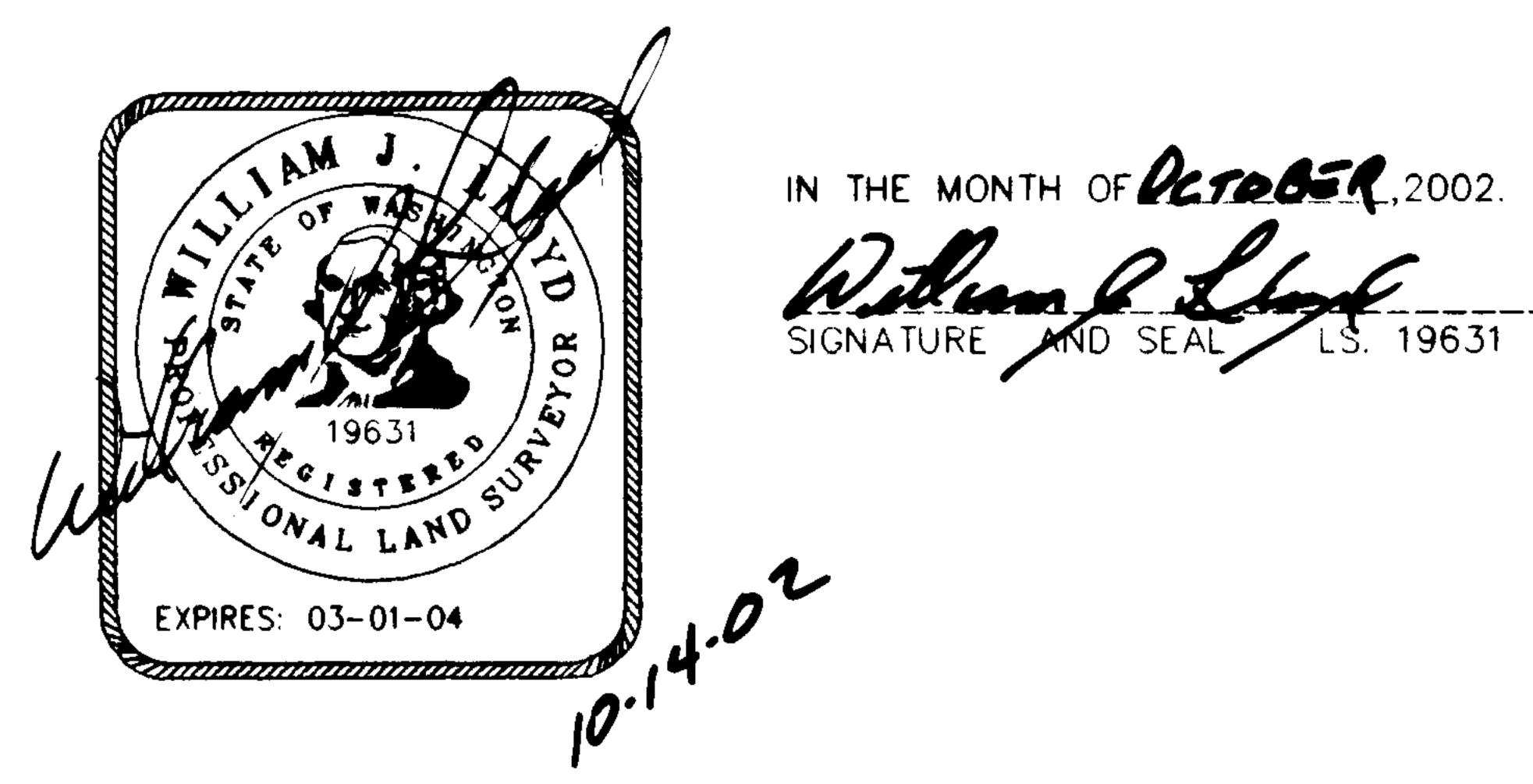
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PLANNING MANAGER APPROVAL

USE CONTROLS PRESENTLY IN EFFECT.

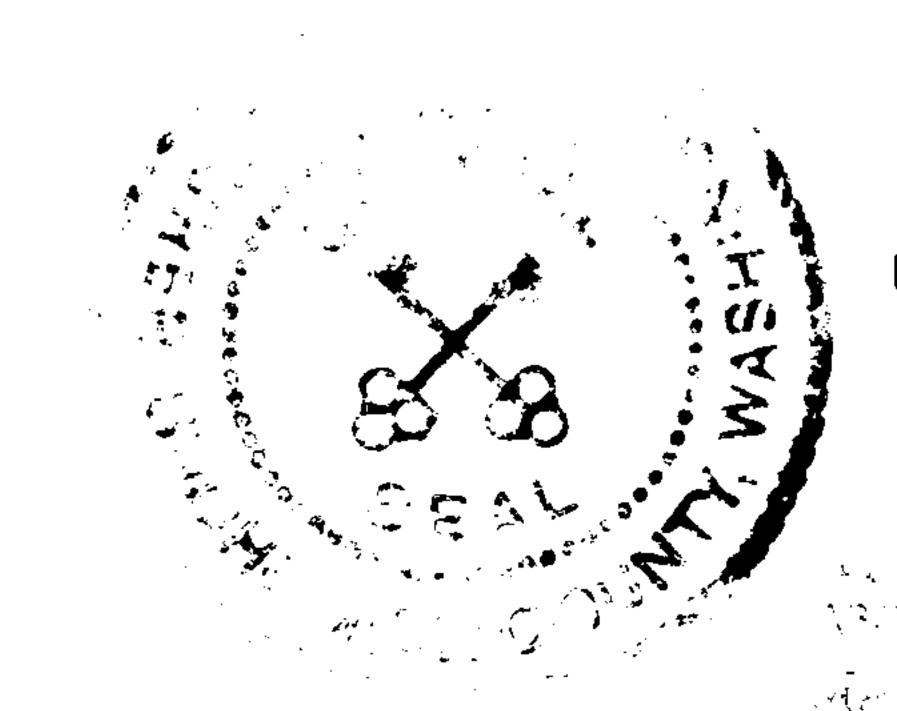
### SURVEYOR'S CERTIFICATE

I WILLIAM J. LLOYD HEREBY CERTIFY THAT THE PLAT OF EAGLE CREEK PLACE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



### TREASURER'S CERTIFICATE

, TREASURER OF SNOHOMISH COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2003.





Planners 102 E. Division-PO Box 326 98223

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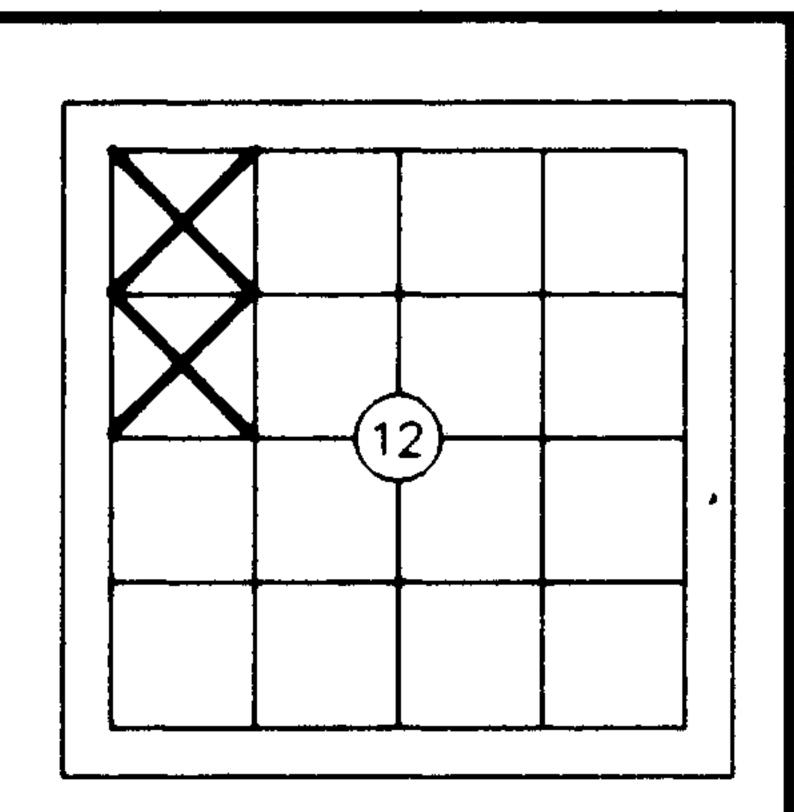
# EAGLE CREEK PLACE

A PLANNED AREA DEVELOPMENT

CITY OF ARLINGTON

FILE NO. MJ-02-012 FP

SEC. 12, TWN. 31 N., RGE 5 E., W.M.



### DEDICATION

KNOW ALL MEN BY THESE-PRESENTS THAT HIMALAYA HOMES, INC., A WASHINGTON. ——
CORPORATION, THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT DO
HEREBY CERTIFY THAT THE DECISION TO MAKE THIS PLAT IS OUR FREE AND VOLUNTARY ACT
AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, AVENUES,
DRAINAGE EASEMENTS, EMERGENCY ACCESS, AND OTHER PUBLIC RIGHTS—OF—WAY AS SHOWN
HEREON, FOR ALL OTHER PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE OF PUBLIC ——
RIGHT—OF—WAY OR OTHER PURPOSES; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR
CUTS AND FILLS UPON THE LOTS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING
OF THE STREETS/AVENUES SHOWN HEREON.

TRACTS 999 THRU 996 ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO THE HOMEOWNERS ASSOCIATION WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THE PLAT TOGETHER WITH AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CLTY OF ARLINGTON.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE. WATERS ON ANY LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSES SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY, OR TO HAMPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN....THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, OR PRIOR TO GONNECTING THE DRAINAGE SYSTEM REQUIRED AS PART OF ANY CONSTRUCTION OF SAID LOT-TO THE EXISTING DRAINAGE SYSTEM MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF ARLINGTON FOR ANY ALTERATION OF OR CONNECTION TO THE EXISTING DRAINAGE SYSTEM. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

ATED THIS 22 DAY OF GCC Bes 200

HIMALAYA HOMES, INC. A WASHINGTON CORPORATION

BY: Jakin Harpin ITS: PRESIDENT

BY: ASS DAND Sept.

### ACKNOWLEDGMENT:

STATE OF WASHINGTON}
SS.
COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ZAKIR H. PARPIA IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATE THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF HIMALAYA HOMES INC., A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 22 DAY OF OCTODE 2002

JAYME J. MITCHELL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 29, 2003

NOTARY PUBLIC IN AND FOR THE STATE OF WARDINGTON,
RESIDING AT EVEL ETT
COMMISSION EXPIRES 10-29-03

### EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND DEDICATED TO THE CITY OF ARLINGTON, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., CASCADE NATURAL GAS INC., PUBLIC UTILITY DISTRICT NUMBER 1 OF SNOHOMISH COUNTY, AND THE FRANCHISED TELEVISION CABLE COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EACH ON A NON-EXCLUSIVE BASIS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS PARALLEL WITH THE ADJOINING STREET FRONTAGE IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, CABLE T.V., WATER, SEWER, STORM DRAINAGE, AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION, TOGETHER WITH THE RIGHT TO ENTER JUPON LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES. HEREIN STATED.

## ACKNOWLEDGMENT

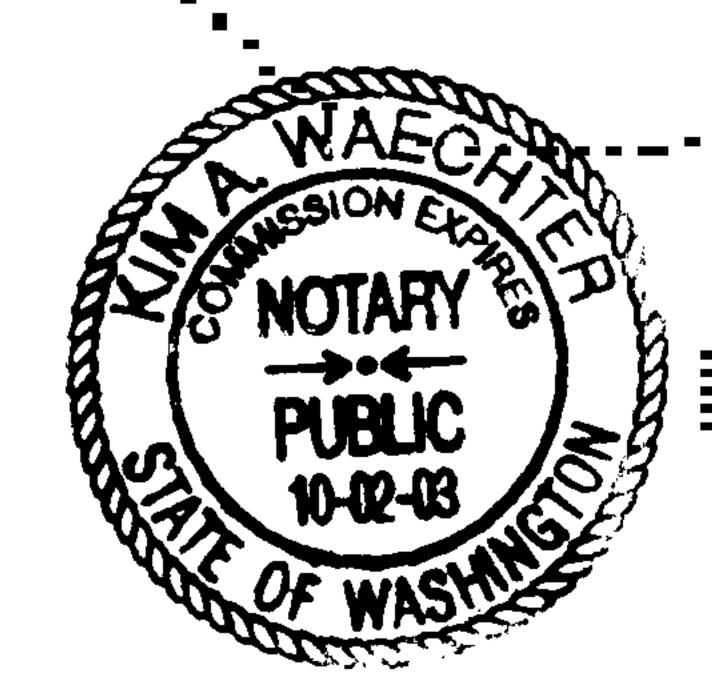
STATE-OF WASHINGTON

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COUNTY OF SNOHOMISH}

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RECENT - VATORIALIS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATE THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ASST. SUPT. OF THE ARLINGTON SCHOOL DISTRICT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 2002

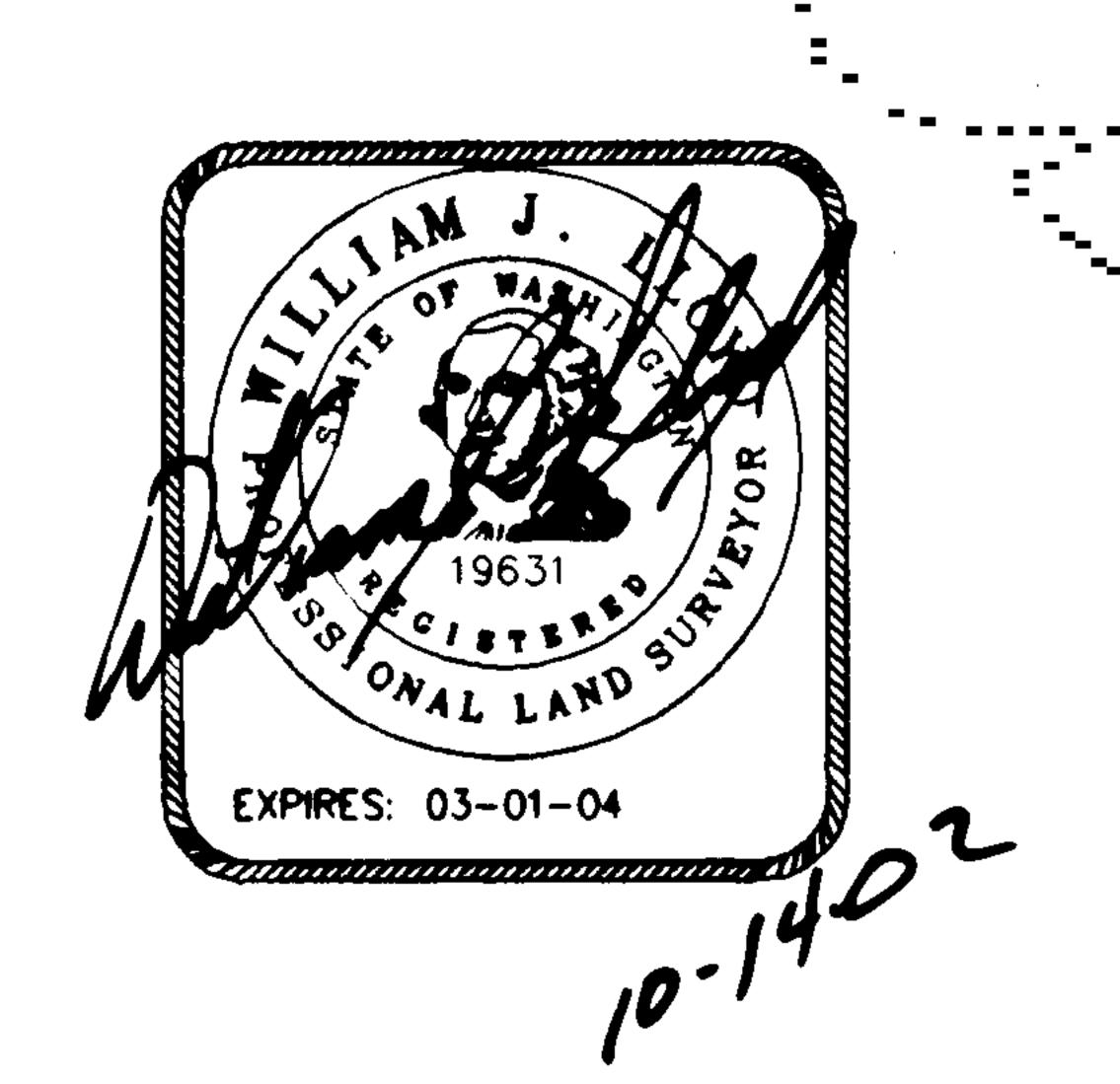


NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT COMMISSION EXPIRES

### RESTRICTIONS AND CONDITIONS:

- 1. SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR THE PURPOSE OF TRANSMISSION LINE AFFECTING AN AREA LOCATED WITHIN THE PROPERTY RECORDED UNDER RECORDING NO. 335805. THE LEGAL DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY.
- 2. SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR INGRESS AND EGRESS AFFECTING THE WEST 20 FEET OF THE NORTH 40 FEET OF SUBJECT PROPERTY RECORDED UNDER RECORDING NO. 7605210324.
- 3. SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR UNDERGROUND AND/OR OVERHEAD ELECTRIC TRANSMISSION AND DISTRIBUTION LINE. EASEMENT DOES NOT AFFECT THIS SITE. EASEMENT LIES WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION
- 4. SUBJECT TO AFFIDAVIT OF BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS THEREOF DATED DECEMBER 4, 1989 AND RECORDED UNDER RECORDING NO. 8912040144.
- 5. SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, A MASSACHUSETTS CORPORATION FOR ELECTRIC TRANSMISSION LINE(S) AS RECORDED UNDER RECORDING NO. 335804.
- 6. SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PLAT OF EAGLE CREEK PLACE AS RECORDED UNDER RECORDING NO.
- 7. THE REQUIRED IMPACT AND/OR MITIGATION FEES FOR THE LAND USE PERMIT ARE BASED ON 1 DWELLING UNIT FOR EACH OF THE 27 PROPOSED LOTS; IF MORE THAN 1 DWELLING UNIT IS CONSTRUCTED PER LOT, THE BUILDER, PRIOR TO ISSUANCE OF THE BUILDING PERMIT, WILL BE LIABLE FOR IMPACT FEES FOR THOSE ADDITIONAL UNITS AT THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 8. PRIOR TO RECORDING IMPACT AND MITIGATION FEES TO THE CITY OF ARLINGTON AND WASHINGTON DEPARTMENT OF TRANSPORTATION FOR TRAFFIC IMPACTS SHALL HAVE BEEN PAID.
- 9. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE CITY OF ARLINGTON REQUIRES THAT SCHOOL MITIGATION FEES BE PAID FOR THE BASE FEE AMOUNT SOFT A 2000 OF A 2000
- 10. PRIOR TO BUILDING PERMIT ISSUANCE, THE CITY OF ARLINGTON REQUIRES THAT CITY PARK MITIGATION FEES IN THE AMOUNT OF \$512.00 PER LOT BE PAID.
- 11. THE REQUIRED STREET SETBACK ON THE INTERIOR SPINE ROAD AND THE CUL-DE-SACS MAY BE REDUCED FROM 20 FEET TO 10 FEET AND THE REAR YARD SETBACK MAY BE REDUCED FROM 10 FEET TO 5 FEET. GARAGES SHALL HAVE A MINIMUM STREET SETBACK OF 10 FEET.
- 12. THE PROPERTY SUBJECT TO AN AMATION EASEMENT DEDICATED TO THE CITY OF ARLINGTON OVER THE PROPERTY BEGINNING AT 287 FEET MEAN SEA LEVEL (MSL) AND EXTENDING UPWARD.
- 13. THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED, INCLUDING OVER FLIGHT ACTIVITIES CREATING NOISE IMPACTS ON THE PROPERTY.
- SINCE AIRCRAFT WILL BE FLYING OVER THE PROPOSED AREA, ANY OUTDOOR LIGHTING SHALL

  BE DOWNSHIELDED AS TO REDUCE ANY TYPE OF GLARE WHICH COULD INTERFERE WITH FLIGHT OPERATIONS.
- " NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES INTERFERE WITH USE OF THE AIRPORT BY AIRCRAFT BY REASON OF ELECTRIC, ELECTRONIC, OR SMOKE EMANATIONS, LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCES, OR ANY USE WHICH MAY .- ATTRACT BIRDS: --\_\_
- 14. NO IDENTICAL BUILDING FACADE MAY BE BUILT ON LOTS ADJOINING IN ANY DIRECTION.
  ---- FOR THE PURPOSES OF THIS SECTION, STREETS ARE NOT CONSIDERED TO SEPARATE LOTS.



AUDITOR'S FILE NO. 2002/03/5004

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CASCADE SURVEYING & ENGINEERING. INC.



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ARLINGTON, WA

102 E. Division-PO Box 326 98223


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
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JOB# 14043 DRAWN BY: BLJ/60' - 102 E. Division-PO Box 326 98223 (360)435-5551 (360)652-7572 (360) 435-4012 DATE: 10/10/2002 REVISED: 10/07/02

JOB# 14043 DRAWN BY: BLJ/60' \_\_FIELD BOOK #\_\_\_\_\_

DATE: 10/10/2002 REVISED: 10/07/02 CHECKED BY: WJL







FAX 435-4012

DATE: 10/10/2002 REVISED: 8/2/2002 CHECKED BY: STAFF

